Revenue (1927) Department.

Mis SERIES.

G.O. No. 406

DATED 13-5-27

---

[Despatch Abstract.]

C.F. 91

# Revenue - DEPARTMENT.

CURRENT No. 1311 A

Received 5-APR 1927 192 Registered 6.4.27 192

*Subject.*

Land - Railway - (South Kanara) - Mangalore taluk - Permannur village - Relinquishment - Market value - Revised rates - Sanction sought.

ENCLOSURES
No.
Spare copies

Reference-C-No.7683/26.3,

*Station* Madras, *Dated the* 29th March 1927.

From W. SCOTT BROWN, ESQUIRE, I.C.S.,

Secretary - Land Revenue. and

The Board of Revenue, ~~Revenue~~ Settlement, etc.

~~Separate Revenue.~~

H.A.B.Vernon Esquire, I.C.S., Commissioner of Land Revenue.

~~Resolution~~ Reference.

Read the following paper:--

Letter from G.W.Wells, Esquire, M.A., I.C.S., - Collector of South Kanara, Ref.No.3501/23-E.3, dated the 3rd October 1926.

Reference.- B.P.No.Misc., 1458 Land Revenue and Settlement dated 7th July 1925, communicating G.O.No.1001 Misc., Revenue, dated the 29th June 1925.

The Government in their Order referred to above sanctioned the assignments of the plots of land relinquished by the South Indian Railway Company in Permannur village, - Mangalore Taluk, to the present lessees; who were also the original owners of the land, subject to the payment of the estimated market value in accordance with the statement submitted

ubmitted with the Board's reference to Government No.C-3379/ at pp 2-4 of 1001 Misc. 29.6.2 (J)
24.3, dated the 22nd September 1924. Subsequently the lessees complained that the market value recommended on the report of the Tahsildar was excessive. I, therefore, asked the Revenue Divisional Officer to inspect the land and report on the petition and I inspected the plots with him in March 1926. In cases - where the plots have been improved it is not possible to say how much was expended in improving them. But I came to the conclusion that 1,000 rupees per acre was the highest rate which could fairly be asked for these lands. I have revised the - rates as shown in column 11 of the list enclosed, which results pp 9-10 infra in a decrease of Rs.1,648-5-0. In the case of one group I S.Nos 11, 14 & 15-4 p.9 infra have reduced the market value from 900 to 500 rupees for the reasons stated in the remarks column. Other reductions except where there is an observation in the remarks column, were made on the basis that 1,000 rupees was the highest fair rate.

2. I request that the necessary sanction of Government to the adoption of the proposed rates may be obtained.

REFERENCE.

Submitted to Government.

2. The Board recommends that the revised rates pro-posed by the Collector may be sanctioned by Government. The vide p.7 infra Agent of the Railway who was consulted has no objection to the adoption of these rates for the lands relinquished. Copies of the Board's Reference to him and his reply are submitted. vide pp 5 infra

3. Only one of the proposed assignees, viz., Dejamma on behalf of Thimmappa Shetty, has paid the value of the plots .Nos.69-4-B.2 and 69-5-A.2 amounting to Rs.516-6-0 according vide p 4 of this G.O. (J) o the valuation sanctioned in G.O.No.1001 Misc., dated the - 9th June 1925 she paid the amount under protest claiming - hat in case Government were pleased to allow the other lessees ny reduction of market value, a similar concession should also

be granted to her. The amount has been credited to the Railway accounts.

N Lockhill
1.4.27.
for S e c r e t a r y.

To the Secretary to Government, Revenue Department, with copies of the Board's Reference dated 18th January 1927, Agent's letter dated 4th March 1927 and a valuation statement.

30-3-192..

Copy of Board's Reference No.C-7683/26.2, dated 18-1-1927.

From

W. SCOTT BROWN, ESQUIRE, I.C.S.,
Secretary, Board of Revenue,
Land Revenue & Settlement.

To

The A g e n t,
South Indian Railway,
Trichinopoly.

Sir,

Land - Railway - (South Kanara) - Mangalore taluk - Permannur village - Relinquishment.

I have the honour to invite a reference to letter, Refce. No.C-3501/23-E.3, dated the 21st July 1924, from the - Collector of South Kanara, wherein you were furnished with a - statement showing the value of the lands relinquished to Govern- ment by your department on 7th October 1914, in accordance with transfer statement No.3/1914 - Vide your letter to Collector No.A.C.1115/34-2-165 dated the 30th August 1924.

The lands were ordered by Government to be assigned to the lessees subject to the payment of the estimated value as shown in that statement. One of the proposed assignees, viz., Dejamma on behalf of Thimmappa Shetty paid the value of the plots S.Nos.69/4B2 and 51-2 amounting to Rs.516-6-0 under protest and the amount was credited to the Railway accounts. Nine of them however, objected to the rates as being unduly - high and pointed out that they had spent large amounts in improving the plots. Thereupon the Collector inspected the locality with the Revenue Divisional Officer on 27th March 1926 and formed the opinion that the rates already sanctioned were too high and ought to be reduced as shown in the enclosed statement prepared by him. From the existing state of the ground he is unable to say what amount was expended in making the land fit for cultivation, but he considers that Rs.1,000/- an acre is the highest rate that can fairly be adopted and has revised the different rates on this basis. In the case of one group he has reduced the market value from Rs.900/- to Rs.500/- as the

lands are subject to submersion by salt water from the river.

The original valuation was worked out with reference to the income that could be derived from the adjoining lands. The income was estimated in kind for an acre, its money value was then arrived at and the appropriate assessment on the land deducted from the valuation. The capitalised value of the net income thus arrived at was taken to be the rate of market value of the lands in question. It may be observed that although this valuation was based on some method, the result could not be very satisfactory. Further, the improvements to the lands effected by the lessees were not taken into consideration in the original valuation.

For these reasons, the Board is disposed to accept the Collector's revised valuation and recommend it to Government. According to this valuation, the total market value of the lands as originally calculated will have to be reduced by Rs.1,648-5-0. Before addressing Government, the Board desires to be informed if you have any objections to the adoption of the revised rates now reported by the Collector after personal inspection.

I have the honour to be,
S i r,
Your most obedient servant,

(Sd)W. SCOTT BROWN,
S e c r e t a r y.

To the Agent, South Indian Railway, Trichinopoly, with a statement (to be returned).

C.N.N./30-3-1927.

Letter from the Agent, South Indian Railway, No.A.C.115/34/II/177, dated the 4th March 1927, to the Secretary, Board of Revenue, Land Revenue and Settlement, Madras.

Land - Rendition of - South Kanara District -

Your letter No.C-7683/26.2, dated the 18th January 1927.

-:-

In returning herewith the statement received with your above, I have the honour to state that there is no objection to the adoption of the revised rates referred to, for the Land relinquished.

C.N.N./30-3-1927.

Revenue Deptt

Subject - Land - Railway - Relinquishment (S. Kan
Mangalore Taluk - Permunnur village Konianmen
Revised market value.

1. No. 1959/Rev. D. 14.8.20 C/No. 1311 A. from the Board L R D. Rep. No. C 7683-26-
" 1001 " 29.6.25 D. 29.3.27
" 2032 " 25.11.26

To Under Secy.

col 2 ab p. 41 of S.O. Rev. D. 29.6.25 (J)
p. 1 of S.O. Now

(J) 5.88½ acres of land in Permunnur village, Mo
lore Taluk, S. Kanara Dt. relinquished by the S.D. Rly
were being leased out temporarily to the heirs of
the original owners. In S.O. No. 1001 Rev. D. 29.6.25 H
Govt. sanctioned the assignment of the lands to H
lessees subject to the payment of the market value
of the lands as shown in the statement at pp. 3-4 of
the S.O. On the representation of the lessees that the
market values of the lands were excessive, the Collr.
and the Board recommend reduced rates as shown in
col. 11 of the statement at pp. 9-10 C.D. These have
~~be sanctioned~~ been accepted by the Agent of the railway
and may be sanctioned.

2. The proposed assignee of S. Nos 69-4-B-2 and 69
-5-A-2 has already paid their market value as
originally fixed viz. Rs 516-6-0 under protest that
~~she should be~~ in case the market values of the other
lands be reduced a similar concession should also
be granted ~~to her~~ in respect of these two fields also
and the amount has already been
credited to the railway capital account. The market
value of these two fields in accordance with the revise
rates is Rs 459. The Board has already informed

the Agent of this case. The Collr. may be asked to refund the excess amount of Rs 57-6-0 from the amount collected from the other assignees before crediting it to the railway.

3 In para 2 of S.O. No. 1001 Revd. 29.6.26 the Govt. stated their orders on the question of the credit of the capitalised value of the land revenue on the lands waived issue after the receipt of the orders of the Govt. of India on the general question of adjustment of accounts in respect of land relinquished by railways. The orders of the Govt. of India are in S.O. No. 2082 Revd. 25-11-26 and the Board may be informed that in accordance with them no credit is due to the railway for it.

4. A draft order is subd.

D.R.D 19.5.27 May be sent to Finance for acceptance MMV 1.5.27

S 3.5.27

SECRETARY TO GOVERNMENT -7. MAY 1927 REVENUE DEPARTMENT

SECRETARIAT -4 MAY 1927 GOVT OF MADRAS

Rev. & Agy 1311 A/27-1 3/5/27 I.D

Finance (Accts)

The draft order may be accepted.

CRS 5.5.27

Fin No. 101-6-1 6.5.27

Rev

Rev. Dept

under Secy

The draft order may issue MMV 9.5.27

Issued

Sectt. II-5 (a)—40,006—9-11-26. (6) 32

Date. 13/5 Initials.

When received for Fair-copying.

When copied .. 13/5.

When examined ..

When signed ..

When despatched ..

Rev. DEPARTMENT.

READ AGAIN G.O. No. 1001 Rev., dated 29. 6. 1925. (J)

" " " " 2032 " " 25. 11. 1926. (N)

*READ ALSO* :—

C. No. 1311 A/27 From the Board of Rev & R of Rly No. C 7683-26-3, dated 29. 3. 1927.

" " " " " " 192

" " " " " " 192

ORDER.

No. 906, dated 13. 5 1927

In the Reps. read above, the Board of Rev. has recommended revised rates of market value for the 5.88½ acres of land relinquished by the S. Rly. in Permunnur village, Mangalore Taluk, S. Kanara Dt. the revised rates are approved.

2. the Board reports that the proposed assignee of S. Nos 69-4-B-2 and 69-5-A-2 has already paid for them Rs 516-6-0 in accordance with the original valuation (under protest) claiming that in case the market value of the other lands be reduced a similar concession should also be shown

~~cancelled~~ these two fields. The market value of these two fields in accordance with the rates now sanctioned is Rs 459. The excess amount of Rs 97-6-0 collected from shares to the proposed assignee be refunded from the amounts collected from the other assignees before they are credited to the capital account of the railway is finally made

With reference to para 2 of S.O. No. 1001 Nord. 29.6.26 the Board is informed that in accordance with the orders in S.O. No. 2032 Nord. 25.11.26 no credit is due to the railway on account of the capitalised value of the land revenue on the lands.

D.R.D 12.4.27

MOT 5.27

(J.)

(N)

RECEIVED (3)
13 MAY 1927 CA 13/5

To the Board Rly.
.. .. Colly. S. Kanara
.. .. Agent, S. Dly.